



**Order under Section 78(11)
Residential Tenancies Act, 2006**

File Number: LTB-L-035722-26-SA

In the matter of: 905, 294 TALBOT ST
ST THOMAS ON N5P4E3

Between: Skyline Real Estate Holdings Inc., c/o Skyline Living Landlord

And

Dustin Brown Tenant

Skyline Real Estate Holdings Inc., c/o Skyline Living (the 'Landlord') applied for an order to terminate the tenancy and evict Dustin Brown (the 'Tenant') and for an order to have the Tenant pay the rent they owe because the Tenant did not meet a condition specified in the order issued by the LTB on December 11, 2025 with respect to application LTB-L-090608-25-SA.

The Landlord's application was resolved by order LTB-L-035722-26, issued on April 27, 2026. This order was issued without a hearing being held.

On May 7, 2026, the Tenant filed a motion to set aside order LTB-L-035722-26.

This motion was heard by videoconference on June 22, 2026.

Only the Landlord's legal representative, Shannon Kiekens, attended the hearing.

As of **1:41pm**, the Tenant not present or represented at the hearing although properly served with notice of this hearing by the LTB. There was no record of a request to adjourn the hearing.

Determinations:

1. Since the Tenant did not appear at the hearing to support their motion, I find that this motion has been abandoned.
2. The Landlord advised that the Tenant was in the process of moving out as they had spoken with the Tenant and the Tenant had indicated they would be out of the unit by June 30th and possible over the weekend.
3. On this basis, the Landlord is not opposed to lifting the stay June 30th. I see no reason to deny this request.

It is ordered that:

1. The motion to set aside Order LTB-L-035722-26, issued on April 27, 2026, is denied.
2. The stay of order LTB-L-035722-26 is lifted June 30, 2026.
3. Order LTB-L-035722-26 is unchanged.

June 29, 2026
Date Issued

Terri van Huisstede
Member, Landlord and Tenant Board

15 Grosvenor Street, Ground Floor
Toronto ON M7A 2G6

If you have any questions about this order, call 416-645-8080 or toll free at 1-888-332-3234.